

QUITCLAIM DEED

WHEREAS, on or about the 12th day of December, 1972, Erison Price executed a Deed of Trust to Ronald L. Taylor as Trustee for the benefit of E. A. Perrette, being one in the same person as Elliott Amos Perrette, Sr., and which Deed of Trust was duly recorded in Deed of Trust Book 151, Page 400 of the Deed of Trust Records of DeSoto County, Mississippi; and

WHEREAS, said Deed of Trust described as collateral certain lands located and situated in DeSoto County, Mississippi, being the identical land described herein; and

WHEREAS, at the time of the execution of said Deed of Trust said property constituted the homestead of Erison Price and wife, Marcenia Gray Price, and had constituted their homestead for some years prior thereto and which property was owned by the said Erison Price prior to the execution of said Deed of Trust; and

WHEREAS, the said Marcenia Gray Price did not join in the execution of the aforesaid Deed of Trust and which Deed of Trust described the land hereinafter described and which constituted the homestead of the said Erison Price and Marcenia Gray Price at the time of the execution of the aforesaid Deed of Trust; and

WHEREAS, on the 21st day of June, 1973, the said Ronald L. Taylor, as Trustee under said Deed of Trust, foreclosed said Deed of Trust and said property was purchased at the foreclosure sale by E. A. Perrette for the sum of One Thousand Five Hundred Dollars (\$1,500.00) which purchase was evidenced by a Trustee's Deed duly recorded in Deed Book 105, Page 50 of the Deed Records of DeSoto County, Mississippi; and

WHEREAS, Elliott Amos Perrette, Sr., being one in the same person as E. A. Perrette, died testate on the 28th day of May, 1976 and by virtue of his Last Will and Testament, he devised a one-third (1/3) interest in the hereinafter described property to Frances Lucille Perrette Felder, a one-third (1/3) undivided interest to Elliott Amos Perrette, Jr., a one-sixth (1/6) undivided interest to Mary Katherine Mitchell and a one-sixth (1/6) undivided interest to Jacqueline Dean Mitchell; and

304

WHEREAS, said Deed of Trust, Trustee's Deed and the devise in the Last Will and Testament of Elliott Amos Perrette, Sr., cast a cloud upon the title to the said Erison Price's title to the real property as hereinafter described; and

WHEREAS, the said Erison Price and Marcenia Gray Price instituted a lawsuit in the Chancery Court of DeSoto County, Mississippi, styled "Erison Price and Marcenia Gray Price, Complainants, -vs- Elliott Amos Perrette, Jr., Frances Lucille Perrette Felder, Mary Katherine Mitchell and Jacqueline Dean Mitchell, Defendants, Cause No. 81-5-334," and which suit seeks to have the aforesaid Deed of Trust, Trustee's Deed and devise to the aforesaid parties set aside and cancelled as a cloud on the said Erison Price's title to said real property as hereinafter described; and

WHEREAS, the said Elliott Amos Perrette, Jr., has agreed to convey his interest, if any, in the hereinafter described real property to Erison Price in consideration of the sum of \$633.53 being paid to him by the said Erison Price and Marcenia Gray Price, Premises Considered:

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of \$633.53 this day paid in cash to Elliott Amos Perrette, Jr., hereinafter referred to as Grantor, by Erison Price and Marcenia Gray Price, I, Elliott Amos Perrette, Jr., the Grantor, do hereby and by these presents quitclaim and release unto Erison Price, Grantee, all of my right, title and interest in and to the following described property lying and being situated in DeSoto County, Mississippi, and described as follows, to wit:

The East Half ($E\frac{1}{2}$) of the following described forty-(40) acre tract, being the South Half of the South Half of the Northeast Quarter ($S\frac{1}{2}$ of $S\frac{1}{2}$ of $NE\frac{1}{4}$) divided by a line beginning at the Northwest Corner of the South half of the Northeast Quarter; thence diagonally by a straight line to the Southeast corner of the said South Half of the Northeast Quarter of Section 5, Township 2, Range 7 West, containing 40 acres and being the land conveyed by E. P. Davis to J. R. Price by Deed recorded in Book 15, Page 456 of the Land Records of DeSoto County, Mississippi.

The Grantor warrants that the aforescribed real property is no part or portion of his homestead.

Witness the signature of the Grantor on this the 6 day of June, 1981.

Elliott Amos Perrette, Jr.
ELLIOTT AMOS PERRETTE, JR.
GRANTOR

STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Elliott Amos Perrette, Jr., who acknowledged that he signed and delivered the foregoing deed on the date and year therein expressed and did so as his free and voluntary act and deed.

Given under my hand and official seal of office on this the 6th day of June, 1981.

C. Conklin May
Notary Public

My Commission Expires:

MD-1-1983
(SEAL)

Grantor's Address:
316 Keel Avenue
Memphis, TN 38107

Grantee's Address:
Route 1, Box 6500
Southaven, MS

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 8 o'clock 45 minutes A.M. 8 day of June 1981, and that the same has been recorded in Book 154 Page 303 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 10 day of June 1981.
Fee 4.50 pd. H. M. [Signature] Clerk